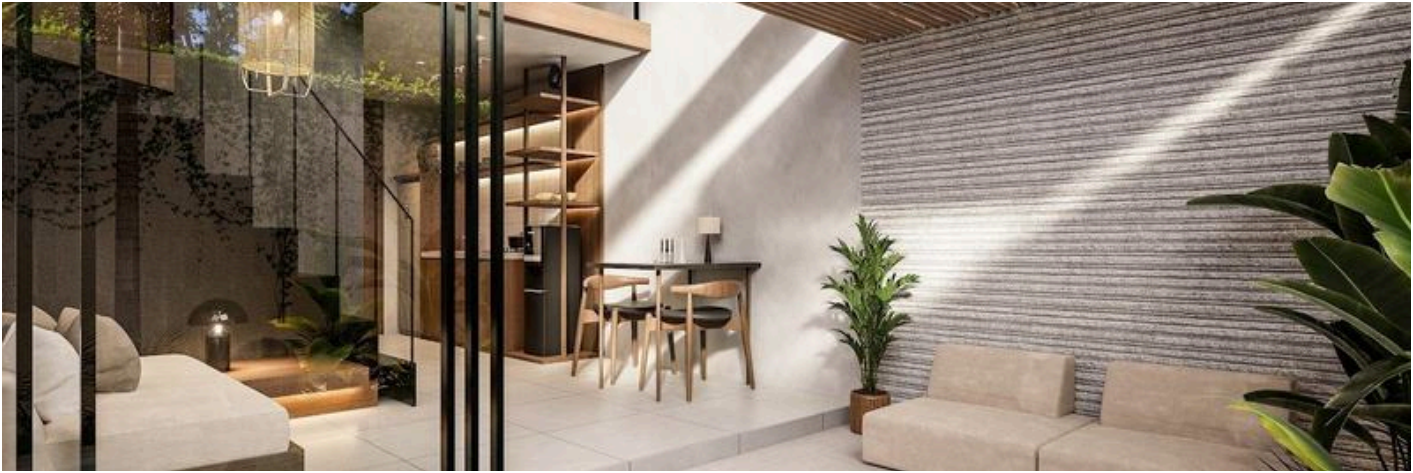




RISE REAL BALI RESEARCH · HANDOVER DATES · 176 PROJECTS

When Will Bali New Builds Be Handed Over? Developer Dates for 176 Projects Under Construction

October 23, 2026 · 4 min read · **Market research**

The handover date decides when a property starts earning. We collected developer-stated dates for 176 projects under construction; the median is 9 months away.

Read online: <https://riserealbali.com/guides/bali-handover-dates-by-area/>

IN SHORT

Bali projects under construction are due for handover in a median 9 months, according to developer dates in the Rise Real Bali database as of 23 October 2026. 113 of 176 projects state handover within a year. Canggu has the nearest dates and Ungasan the farthest. Fix the date and a stage-linked payment schedule in the contract.

176 projects under construction	9 mo median to handover	113 handover within a year	Canggu nearest dates
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IN THIS REPORT

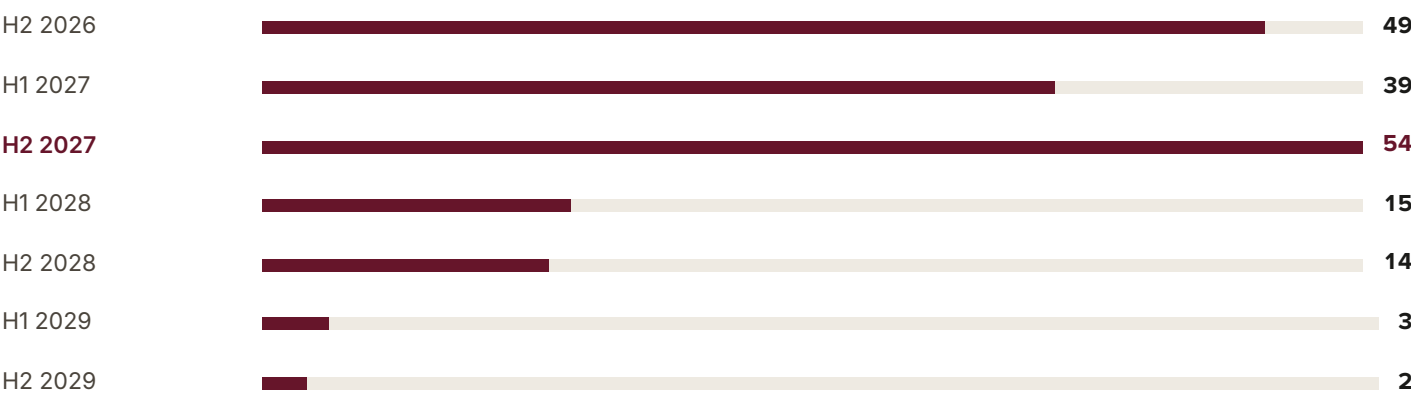
01	When are Bali new builds handed over?	05	What this means for buyers
02	Which area hands over first?	06	FAQ
03	Is a later handover cheaper per m²?	07	How we know this
04	How to protect the handover date		

01 / 04

When are Bali new builds handed over?

176 projects under construction state a handover date; the median is 9 months away. These are developer dates; the contract fixes the binding one.

Projects under construction by stated handover



Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

02 / 04

Which area hands over first?

Canggu is closest (2 months median), Ungasan the farthest (14 months).

Projects under construction by area

AREA	PROJECTS	UNIT TYPES	MEDIAN MONTHS	MEDIAN PER M²
Canggu	19	53	2	Rp 46.2 mn
Seseh	6	21	3.5	Rp 62.0 mn
Pandawa	9	24	8	Rp 54.0 mn
Uluwatu	42	182	10	Rp 61.8 mn
Nusa Dua	14	93	11	Rp 57.1 mn
Ubud	21	69	11	Rp 45.9 mn
Pererenan	7	27	11	Rp 59.3 mn
Tabanan	10	14	11	—
Nuanu	10	38	12.5	Rp 72.0 mn
Ungasan	11	54	14	Rp 53.3 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026; areas with 5+ projects; Uluwatu includes Bukit, Pecatu and Bingin

03 / 04

Is a later handover cheaper per m²?

Not across the market: up to 6 months costs Rp 46.0 mn per m², 13–24 months Rp 57.7 mn. Early-entry discounts show within one project. See off-plan vs completed prices.

Price by time to handover

TO HANDOVER	UNIT TYPES	MEDIAN PRICE	MEDIAN PER M²
up to 6 months	204	Rp 4.67 bn	Rp 46.0 mn
7–12 months	160	Rp 3.18 bn	Rp 57.4 mn
13–24 months	229	Rp 3.20 bn	Rp 57.7 mn
over 24 months	78	Rp 3.45 bn	Rp 61.1 mn

Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

How to protect the handover date

Write the date into the sale agreement signed at a notary and tie payments to construction stages. See off-plan payments and handover and the villa handover checklist.

Source: Rise Real Bali deal practice

What this means for buyers

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- 01 Median time to handover: 9 months.
 - 02 113 projects state handover within a year.
 - 03 Canggu is closest, Ungasan farthest.
 - 04 A later handover is not cheaper per m² market-wide.
 - 05 Fix the date and stage payments in the contract.
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FAQ

When are Bali off-plan projects handed over?

In a median 9 months, per developer dates.

How many hand over within a year?

113 of 176 projects.

Which area hands over first?

Canggu.

Is buying early cheaper?

Often within one project; not market-wide per m².

Where do the dates come from?

Developer price lists and decks recorded in each project card.

How do I protect the date?

Put it in the notarial agreement and link payments to stages.

How we know this

Source: Rise Real Bali project database (Airtable) built from developer price lists, availability charts and decks; snapshot 23 October 2026. Sample: unit types in projects with a stated handover after 23 October 2026 and a stage other than completed, 671 in 176 projects; months counted from October 2026, median by project. The sample includes 51 unit types marked sold and 30 blocked, as in the Bali-wide prices article. Prices are the minimum list price per unit type, in rupiah at Rp 17,700 per US dollar. Price per m² uses 632 unit types with price and floor area; outliers below Rp 8.9 mn and above Rp 266 mn per m² are excluded. Middle half = first to third quartile. Advertised yield is the developer's figure, not our estimate. Project names are replaced with numbers in the data table. Statistics for fewer than 10 unit types are not shown. Market statistics, not a valuation of any property. Data in one table: </assets/reports/sroki-sdachi-po-rayonam.csv>

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 23 October 2026

— Rupiah conversion at the site reference rate (Rp 17,700 per US dollar)

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

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Disclaimer

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